



# CLOSE-IN HEADQUARTER FACILITY

*±29,607 SF Industrial Building with  
3,000 SF of Office For Sale.*

5020 SE 26TH AVE, PORTLAND, OR

## CLOSE-IN HEADQUARTER FACILITY

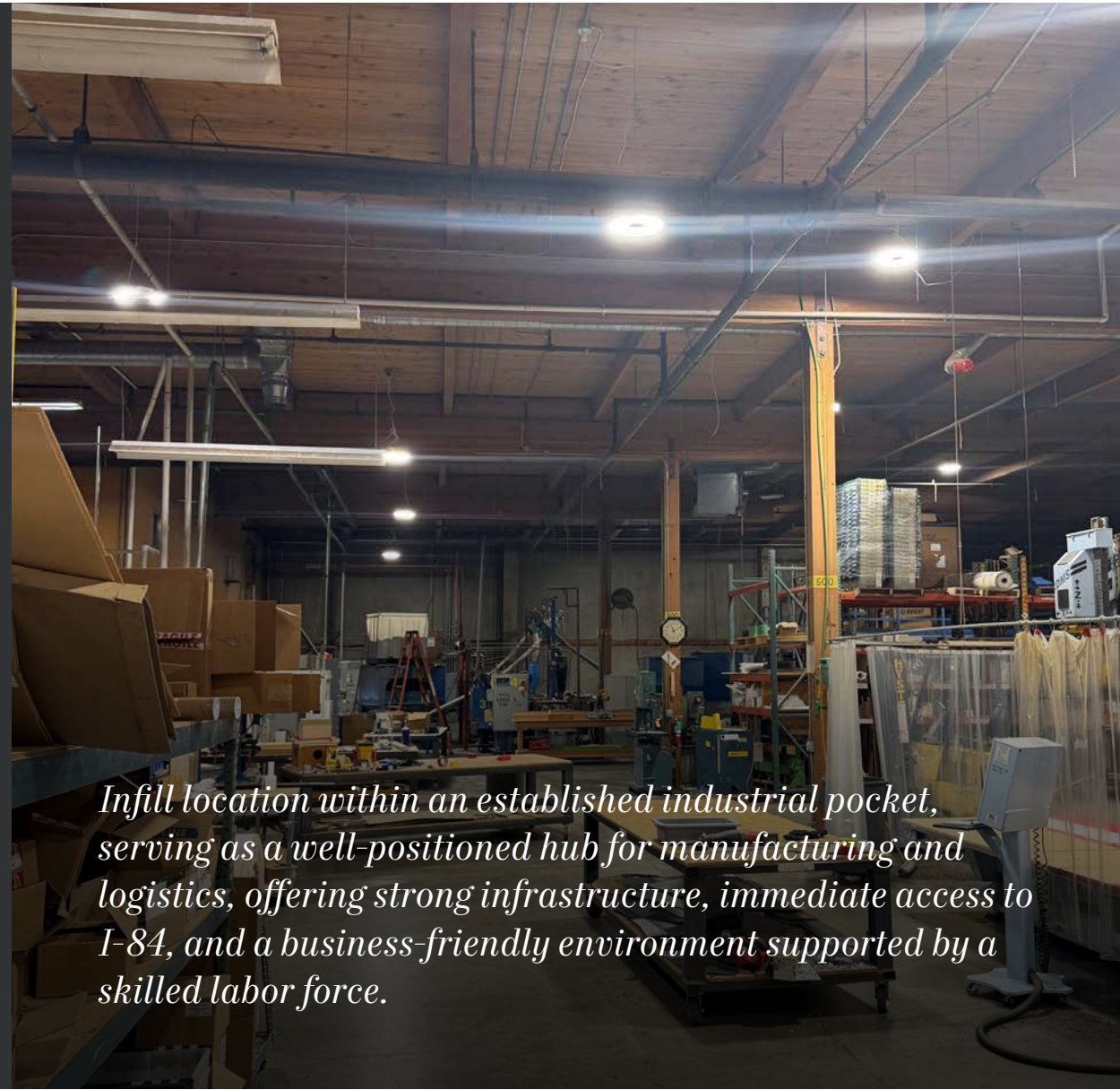
|                     |                                                                                                                                                                                     |
|---------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TOTAL BUILDING AREA | 29,607 SF including 3,000 SF office                                                                                                                                                 |
| SITE AREA           | 31,941 SF (0.73 AC)                                                                                                                                                                 |
| YEAR BUILT          | 1972                                                                                                                                                                                |
| LOADING             | Dock and grade loading                                                                                                                                                              |
| CLEAR HEIGHT        | 18-20'                                                                                                                                                                              |
| SPRINKLER SYSTEM    | Wet system                                                                                                                                                                          |
| ELECTRICAL          | Heavy three-phase electrical infrastructure, making the property well suited for manufacturing, fabrication, machining, food processing, and other power-intensive industrial users |
| ZONING              | General Industrial 1 (IG1), city of Portland                                                                                                                                        |
| ROOF                | Built up composite roof                                                                                                                                                             |
| PARKING             | Open street parking, north lot available for lease as well                                                                                                                          |
| CURRENT TENANCY     | Vacant summer 2026                                                                                                                                                                  |
| SALE PRICE          | \$4,800,000 (\$162.12/SF)                                                                                                                                                           |

**\$4.8M**

SALE PRICE

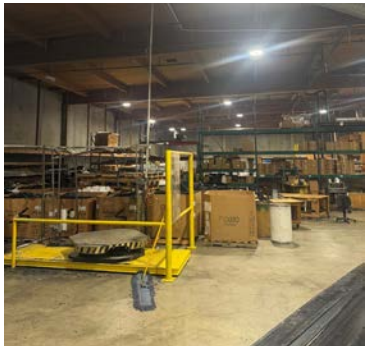
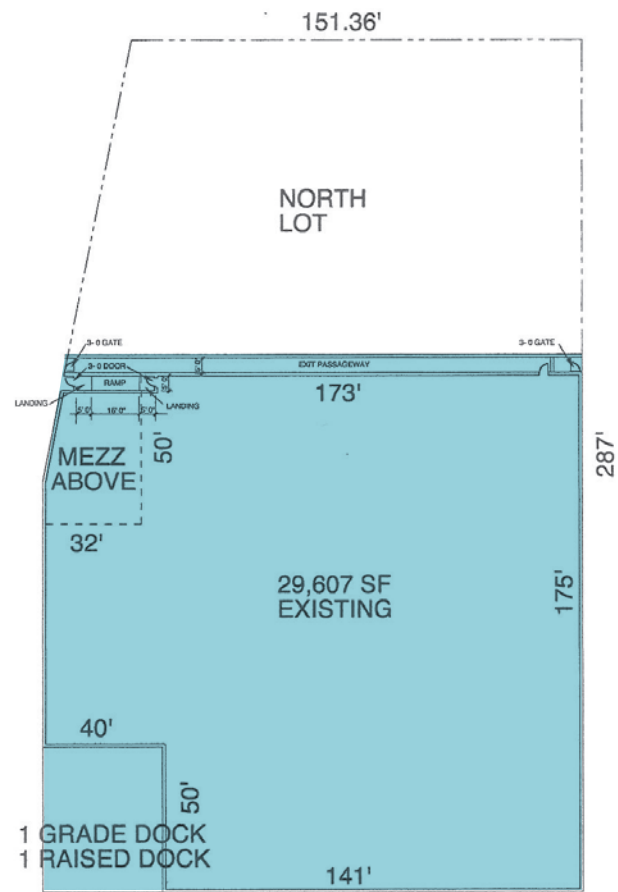
**29,607 SF**

BUILDING AREA



*Infill location within an established industrial pocket, serving as a well-positioned hub for manufacturing and logistics, offering strong infrastructure, immediate access to I-84, and a business-friendly environment supported by a skilled labor force.*

# FLOOR PLAN



CLOSE-IN HEADQUARTER FACILITY

NE 57TH AVE

SE PORTLAND

AVAILABLE

SE RAYMOND ST

SUBJECT  
PROPERTY

*Camblin*

AMERICAN  
HEATING, INC.  
SINCE 1947

MILAN  
STONEWORKS

HERETIC COFFEE CO.

SE 24TH AVE

1013  
ALASKAN COPPER

SE 26TH AVE

GIGANTIC  
IRON WORK COMPANY

SE 28TH AVE

SE STEELE ST

99E

AVAILABLE FOR SALE



KIDDER MATHEWS

# CLOSE-IN HEADQUARTER FACILITY



Belmont

MT TABOR  
PARK

SE HAWTHORNE BLVD

SE PORTLAND

CARTOPIA  
FOOD TRUCKS

HAWTHORNE  
ASYLUM FOOD  
TRUCKS

Ladd's  
Addition

OMSI

Fifty  
Licks

SALT & STRAW

HARLOW  
CAFE & BAKERY

CESAR E CHAVEZ BLVD

CLINTON  
CITY PARK

Richmond

CIBO  
BAR  
RESTAURANT

POWELL  
PARK

26

POWELL  
PARK

CRESTON  
PARK

99E

Dutch Bros

KENILWORTH  
PARK

Creston  
Kenilworth

Brooklyn

SE HOLGATE BLVD

Walgreens

Keeper  
COFFEE CO

SUBJECT  
PROPERTY

TRADER JOE'S

WOODSTOCK  
PARK

Reed

SE STEELE ST

REED  
COLLEGE

PAPA HAYDN

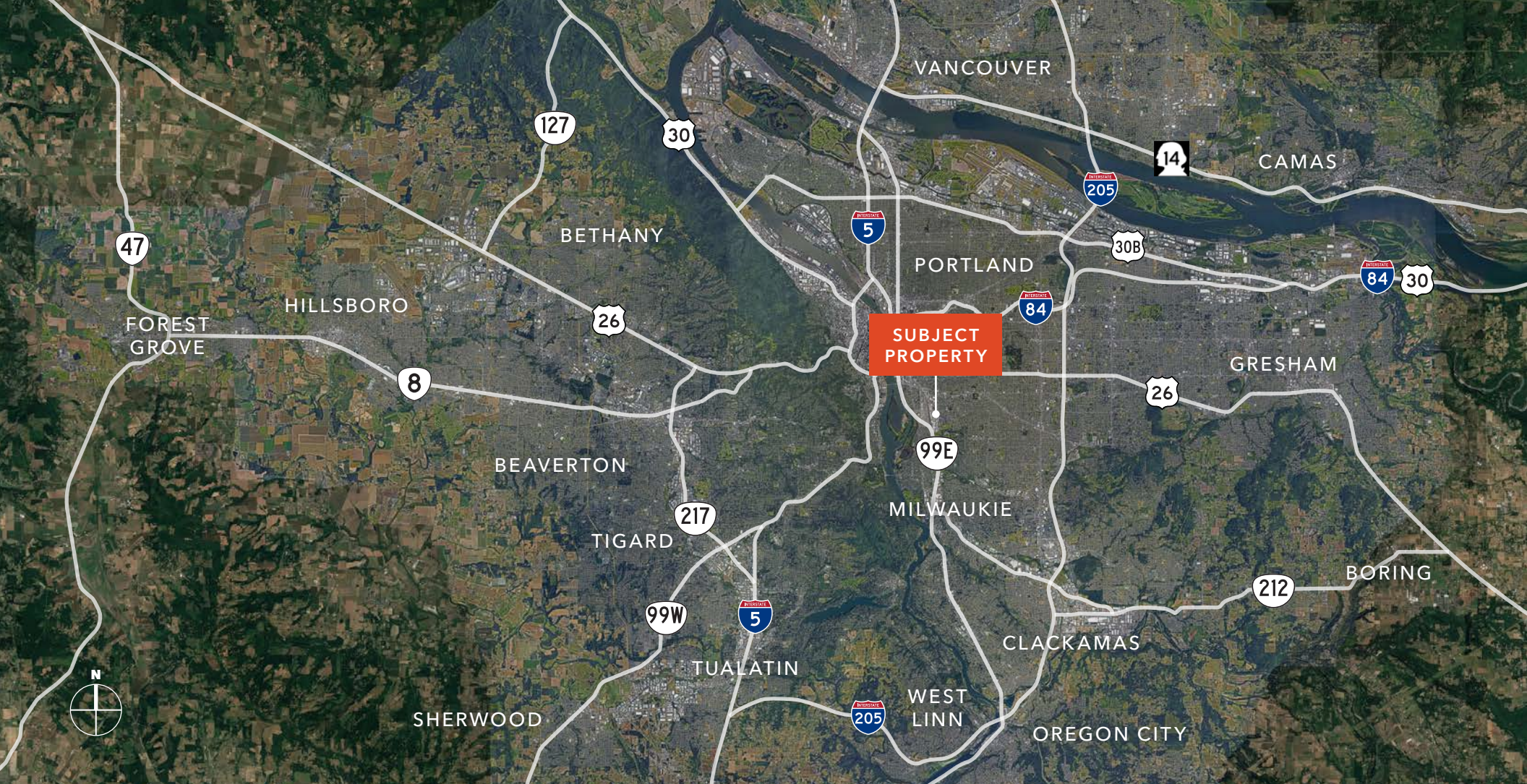
CRYSTAL SPRINGS  
RHODEDENDRON  
GARDEN



AVAILABLE FOR SALE

LONG PARK

KIDDER MATHEWS



## CLOSE-IN HEADQUARTER FACILITY

*For more information on  
this property, please contact*

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